

RESIDENTIAL SALES
LETTINGS & PROPERTY
MANAGEMENT

COWLING
& PAYNE



Robinia Close, Basildon
Offers Over £290,000

A GREAT FIRST-TIME BUY OR INVESTMENT OPPORTUNITY

Cowling & Payne are pleased to bring to the market this well-presented TWO BEDROOM HOME, situated in a popular residential location in Laindon, Basildon.

Offering approximately 541 sq ft of accommodation, the property would make an ideal purchase for a FIRST-TIME BUYER looking to take their first step onto the property ladder, or an INVESTOR seeking a property with strong rental potential.

The ground floor accommodation comprises a welcoming entrance hall, a convenient GROUND FLOOR WC, a fitted kitchen and a well-proportioned LOUNGE/DINER, providing a comfortable space for both relaxing and entertaining.

To the first floor are TWO GOOD-SIZED BEDROOMS, together with a family bathroom. The master bedroom offers excellent space, while bedroom two provides a versatile room ideal for a child’s bedroom, home office or guest room.

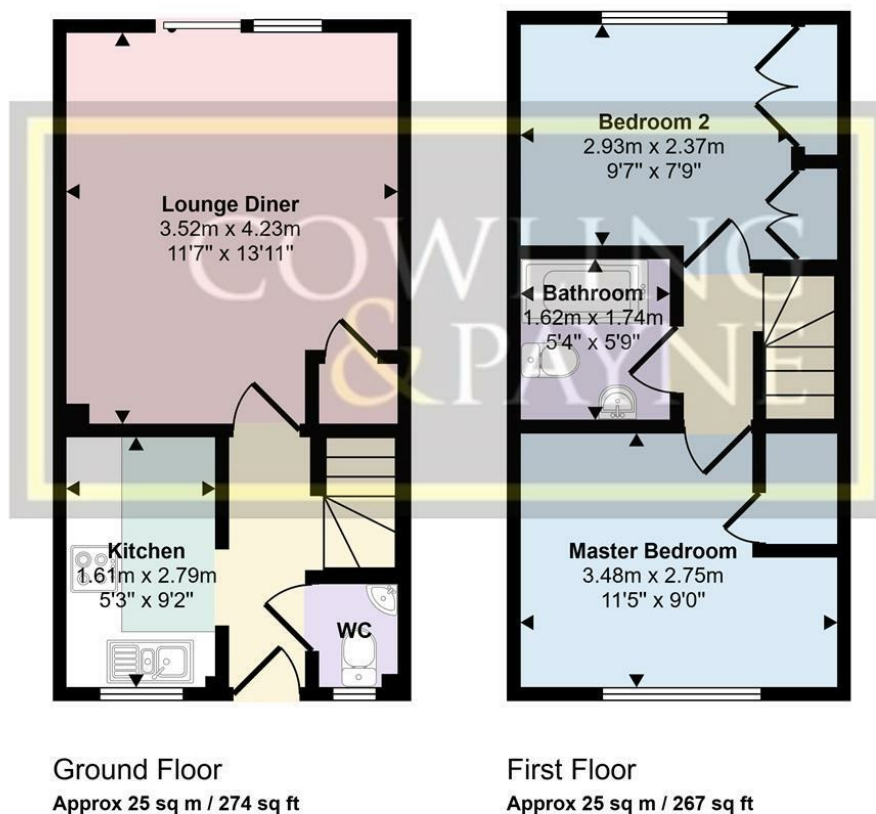
Located within a residential setting, 10 ROBINIA CLOSE offers a great combination of practical living space and excellent potential, making it an attractive option for both owner-occupiers and landlords alike.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

Approx Gross Internal Area
50 sq m / 541 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.

